



€ 475.000 | IXELLES | REF. ETE-2-0.2



LIVING SURFACE

79 m<sup>2</sup>



BEDROOMS

1



BATHROOMS

1



TERRACE SURFACE

50 m<sup>2</sup>

## Ixelles, university district - Magnificent ground floor 1 BEDROOM. NEW, with terrace and garden

 **1050 Ixelles**

Victoire Junot offers you this charming Studio/Duplex on the ground floor/first floor, quietly located within a courtyard. New, perfectly arranged and fully finished with taste, it features a very beautiful terrace and a private garden. It consists of a bright living space with a fully equipped kitchen, open to the terrace and city garden, offering a pleasant indoor/outdoor continuity. A large separate sleeping area, a shower room, and a toilet complete this property. A cellar (nr. 4) and a bike space are included. Residents also benefit from a friendly communal space overlooking the inner garden, ideal for teleworking or entertaining. Located in a sought-after, quiet, and convenient neighborhood, with all amenities within walking distance, this property is ideal for a first purchase or an investment. Contact: 02 / 375 1010 - new@victoire.be

## Characteristics

### GENERAL

Type	Apartment	City	Ixelles
Price	€ 475.000	Living surface	79 m <sup>2</sup>
Terrace surface	50 m <sup>2</sup>	Heating	Heat pump
Bedrooms	1	Shower rooms	1
Floors	4	Available	Free
Construction year	2026	Renovation year	2026
State	New	Facades	2
Terrace	50 m <sup>2</sup>	Double glazing	
Internet		Photovoltaic panels	
Double flow ventilation		Fire alarm system	
Common laundry		Concierge	
Bike storage room		TV distribution	
Intercom		Security door	
Lift		Air-conditioning	
Connected thermostat		Triple glazing	
Disabled access		Highway	
Bus		Town centre	
Shops		Nursery	
Primary school		Secondary school	
Day care		Train station	
Hospital/clinic		Doctor	
Park		On main road	
Sport center		Supermarket	
Taxi		Tennis	
Tram		University	
PEB	45 kW/m <sup>2</sup>	PEB category	A
EPC code	A		

### MANDATORY INFO

Building permit  
Not announced

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Urban destination  
Not announced

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Subdivision permit  
Not announced


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Summons and recovery claim  
Not announced

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Pre-emption right  
Not announced

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 Flood prone area

Non-flood zone

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## FINANCIAL

Price  
€ 475.000

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